

CITY OF MERCED

"Gateway to Yosemite"



BELLEVUE CORRIDOR PROPERTY OWNER MEETING UC MERCED – CALIFORNIA ROOM JUNE 23, 2008, 3-5:00 PM

Topics for Discussion

Introduction

- Introductions
- Meeting Objectives
- Policy Framework
 - City Council Policy regarding Bellevue Corridor, Campus, and University Community: encourage annexation; recognize rural character of developed Rural Residential Center designation and plan for intensification along Bellevue Road
 - City and County General Plans: Urban Village; City services only with annexation
 - Local Agency Formation Commission (LAFCo): has authority for changes of City boundaries (annexation) and Sphere of Influence

Status of Merced General Plan Update

- Sphere of Influence (SOI) Expansion
- Land Use Diagram for corridor: business park, commercial, community plan (CP), other. Potential changes in next draft: boundary of UC and University Community, open space, business park.
- Circulation – arterials and collectors: Spacing, planned right-of-way
- Public Utilities and Services: sewer collection plan update
- Schedule
 - Draft – Summer 2008
 - Adoption and EIR Certification – December 2008/January 2009
 - Municipal Services Review and LAFCo consideration of S.O.I. – Feb-June 2009

Annexation

- Eligibility: now and with expanded S.O.I.
- LAFCo policies and process
 - Need to be inside S.O.I.
 - Logical boundary/no “islands”/Adjacency to City Limits
 - Available Municipal Services
 - City-County Tax Sharing Agreement in place
 - Process – City application with signatures and public participation/hearings
- Implications/Benefits – handout
- Property owner interest?

Final Questions and Answers